WARRANTY DEED

Karen Johnson Davidson County
Batch# 682746 DEEDWARR
07/23/2021 01:36:30 PM 2 pgs
Fees: $13.00 Taxes: $388.50
20210723-0099276

W-RF-21-420-I36

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-20-2024 (AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Davis and Doris Davis	New owner at	
(NAME)	(NAME)	051-15-0A-036.00-CO
420 Walton Lane #I36	property address	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN S. WATSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL DAVIS AND DORIS DAVIS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. I-36 as shown on the plat of Quail Creek Condominium, of record in Book 6328, Page(s) 89 and 90, register's office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowner's Association, all as described in Book 6328, Page 44, et seq., said Register's Office.

Being the same property conveyed to Brian S. Watson, unmarried by Warranty Deed from Joseph M. Branch, married of record in Instrument No. 20180412-0034576 Register's Office for Davidson County, Tennessee, dated April 10, 2018 and recorded on April 12, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan attached as Exhibit "C" to the Master Deed of record in Book 6328, page 44, Register's Office for Davidson County, Tennessee, and shown on pages 89 and 90 of said Master Deed.
- Master Deed establishing a Horizontal Property Regime of Quail Creek Condominiums of record in Book 6328, Page 44, Register's Office for Davidson County, Tennessee
- Charter of Homeowner's Association of record in Book 6340, Page 410 and Instrument No. 20090226-0016995, in the Register's Office for Davidson County, Tennessee
- Easement of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20130709-0007572, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Instrument Number 20151109-0114155, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **420 Walton Lane #I36, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 19th DAY OF JULY, 2021.

Brian S. Watson by John Gleaves Attorney in Fact

Brian S. Watson by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRIAN S. WATSON, and who acknowledged he/she/they executed the same as the free act and deed of the said BRIAN S. WATSON.

Witness my hand and official seal, this the 19th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 19, 2021

Signature 7/19/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of July, 2021

Notary's Signature

My Commission Expires: 10.20.2024

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024